

Steel City Home Inspections

Gilbert, AZ

(480) 797-8501 Fax (480) 503-3945



Client: ,

Schedule Date: 00/00/00

Report #: RE21707

Client Address:

Subject Property:

KEY TO THE INSPECTION REPORT

Report # : RE21707

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.**
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.**
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.**
- (4) This item is a safety hazard - correction is needed.**
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.**

**NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.
If you do not understand how to read this report please contact our office.**

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller Other:

INSPECTOR : Kurt Dembaugh

Inspection Date: 00/00/00

Start Time: 12:00 noon

Completion Time 4:00 pm

The weather condition at the time of inspection was:

Sunny

Property Information:

The subject property inspected was a (an): Single Family # of units:

Approximate age of building: [age] 53 yrs. stated by Inspector's observation

Approximate age of roof: { No [Approx. Roof Age] step found } { No [Approx. Roof Age] step found }

Additions / Alterations to: Bedroom; Bathroom; Patio; Garage

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

Client: ,

Property:

Date: 00/00/00

STRUCTURE / EXTERIOR



03. Grading

09. Chimney(s)

11. Gutters & Downspout:

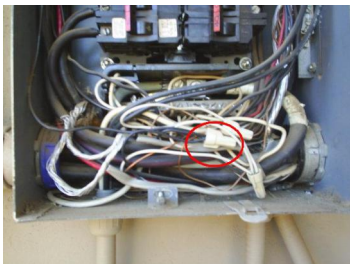
ROOF



20a. Shingle / Shake

21. Built-up / Low slope

ELECTRICAL



43. Panel Notes

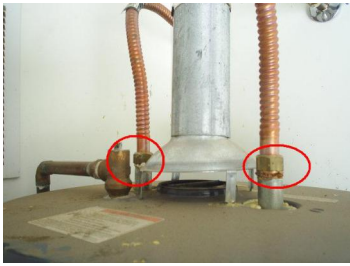
44. Wiring Notes

Client: ,

Property:

Date: 00/00/00

PLUMBING



27. Water Heater(s)

GARAGE



50. Vehicle Door

COOLING #2



38.2. Air Conditioning

Client: ,

Property:

Date: 00/00/00

LIVING / FAMILY DINNING ROOMS



58. Windows

62. Fireplace(s)

BATHROOM #3



74.3. Electrical

BATHROOM #4



72b.4. Floors

Client: ,

Property:

Date: 00/00/00

STRUCTURE / EXTERIOR**Grading -- Improvements Recommended**

Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building. * (3) Palm branches that are touching electrical lines in the back yard should be trimmed away to prevent damage.

Chimney(s) -- Improvements Recommended

Recommend the installation of a rain cap with approved spark arrestor. *

Gutters & Downspouts -- Improvements Recommended

Recommend gutter downspout terminations be routed away from the building. *

Sprinklers -- Monitor

This company does not inspect sprinklers; they are beyond the scope of the inspection. We recommend the owner demonstrate their operation, explain timer operations/settings, etc., to all interested parties prior to the end of the contingency.

ROOF**Shingle / Shake -- Monitor**

Missing and damaged shingles were noted at time of inspection, by chimney area. (2)

Built-up / Low slope -- Monitor

Roofing materials appear to be nearing the end of their useful service life. (2) The roof covering showed signs of blistering and prior patches at the time of the inspection. (2)

ELECTRICAL**Panel Notes -- Repairs Recommended**

Improper wiring at: Main panel splices /pigtails in main panel, starting to degrade. (2) (4) Improper wiring at: Main panel multiple wires connected to a single breaker. (2) (4) Recommend further

Client: ,**Property:****Date:** 00/00/00

evaluation and repairs by a qualified professional. (2) (4)

ELECTRICAL**Wiring Notes -- Repairs Recommended**

Unprotected openings at: Main panel. (2) (4)

PLUMBING**Main Line -- Repairs Recommended**

Water pressure is high; no pressure regulator visible. Recommend installation of a properly adjusted and maintained pressure regulator. (2)

Water Heater(s) -- Monitor

The water pipes are corroded; (2)

GARAGE**Door to Living Space -- Repairs Recommended**

The self-closer on the door to living space was non-operational. * (5) Recommend further evaluation and repairs. (2)

Vehicle Door -- Monitor

The damage to the vehicle door was minor. One or more of the door panels is damaged on the right side. (2)

COOLING**Air Conditioning -- Monitor**

This is a 2 ton unit. The evaporator coil appears to be showing signs of age and damaged, it is still functioning well but it would wise to have regular checkups. (2)

COOLING #2**Air Conditioning -- Monitor**

This is a 4 ton unit. The evaporator coil appears to be showing signs of age and damaged, it is still functioning well but it would wise to have regular checkups. (2)

LIVING / FAMILY DINNING ROOMS

Client: ,

Property:

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Windows -- Repairs Recommended

Cracked/broken glass at: living room.

Fireplace(s) -- Safety Hazard

There are cracked fire bricks in the fireplace. (2) The mortar joints between the fire brick are deteriorated. (2) Recommend further evaluation and repairs by a qualified professional. (4)

BATHROOM #2**Supply Lines -- Improvements Recommended**

Low flow and major loss of water flow when multiple fixtures are used simultaneously. (2)

BATHROOM #3**Electrical -- Improvements Recommended**

Light above shower should have a plastic protection plate over it to keep moisture and water from entering.

BATHROOM #4**Floors -- Improvements Recommended**

Base border has come loose from wall.